

Dealers of the Real Estate World

APARTMENT HOUSE DEALS ON MARKET

Rock Forest on Heights Sold by Operators—Other Sales in Manhattan.

The Benenson Realty Company has resold the Rock Forest, a six-story elevator apartment house at 255 Fort Washington avenue, southwest corner of 171st street, fronting 94.1 feet on the avenue and 103.10 feet on the street. The structure was purchased by a client of Byrne & Bowman, who were the brokers in the sale of the property to the sellers several months ago. The house is arranged for three families and was held at \$250,000.

Samuel Fine sold for the Conwall Corporation, Samuel Williams president, to Mrs. Salda Klutz, 249 and 242 West 11th street, a new six-story apartment house on plot 5671.10, between Seventh and Eighth avenues. The house was completed by the sellers about three months ago and held at \$110,000. It contains accommodations for twenty-four families.

P. M. Clear & Co. sold for George Platt the five-story apartment, 253 and 251 West 132d street, to E. Meckert.

John R. Davidson resold for Joseph Murphy, Jr., 210 West 105th street, a five-story double flat, 253 and 251 West 105th street, to Maurice Joseph & Phillips, and William J. Levine, for the sale of motor cars. Schmidt and Donohue were associate brokers. The corner store at the northeast corner of Broadway and Sixth street, occupied by the Essex Motor Car Company, has been leased to Douglas C. Burrell, a used car dealer.

Spear & Co., leased space in 100 Fifth avenue to the American Civil Union, Inc., 112 Broadway.

French Food Products Company; William H. Stiglitz of the Shapfield Industries; Kohn and Bernstein, accountants; Brown and Gray, fur designers; Hike and King, advertisers; and Tape-O-Graph Sales Company; in 739 Broadway to William Janover, electric bulbs; Workers Health Bureau, Labor Union, and Peers Liquid Cement Company.

Brown, Wheelock-Harris Vought & Co., Inc., leased offices in the Bowers Savings Bank Building, 110 East Forty-second street, to Meta Package Corporation, John Hancock Mutual Life Insurance Company, C. de P. Field & Co., Inc., and Lyndon and Hanford, Inc.

Charles G. Keller rented store and basement in 133 West Nineteenth street to Strand Textile Shrinkage Company.

Arthur L. Shaw leased store and basement in 1233 St. Nicholas avenue, to Hyman Scherer.

Schindler and Liebler leased double store in 1435 West 104th street, to the Great Atlantic and Pacific Tea Company.

CONTRACTS AWARDED.

The contract for the erection of a new one-story bank building for the South Brooklyn Savings Institution was awarded, according to Brown's Letters, Inc. Construction Reports, to Rufus H. Brown. The structure will be at the southwest corner of Atlantic and Second streets, between the Flatbush and Coney Island bridges.

Planned the five-story tenement, 253 and 251 West 132d street, to E. Meckert.

Mary Costigan sold to John T. Michael and E. and Catherine M. Cassidy the two five-story tenements, 406 and 408 West Thirty-third street, to E. Meckert.

Gustavus L. Lawrence sold to Alfred J. Martha and Alma Borchardt the four-story dwelling, 146 West Seventy-third street, 253 and 251.

Hannah W. Lawrence sold to Maria Caruso and Francesco Vitarello the three-story dwelling, 437 East 123d street, 15 and 16.

John J. Jones sold to Hilda M. Fuchs the two five-story houses, 411 East Fifty-ninth street, 253 and 251.

IN THE DWELLING MARKET.

Edwin W. Orvis, the banker, has sold the four-story dwelling with two-story dining room extension, 58 West Fifty-ninth street, 20 and 21.

Orvis purchased this house direct from the builder, Francis Crawford, in 1888, and occupied it since that time. After alterations the purchaser will occupy.

Bracher & Huber were the brokers.

M. H. Galliard & Co. sold the three-story residence, 183 West Ninety-first street, to Mrs. Florence Miller of Trenton, N. J., who will occupy.

Schindler & Liebler sold for Helen Kohn the two-story house, 411 East Fifty-ninth street, 253 and 251.

Real Estate Management Company sold for the estate of John Foster two dwellings, 225 and 227 East Nineteenth street, 21 and 22.

Ernest T. Bower sold for Henry T. Fleck the three-story dwelling, 304 West 113th street, 18 and 19.

RESIDENTIAL RENTALS.

Culver & Co. leased an apartment in 151 East Eighty-third street, to Stephen London.

Douglas L. Elliman & Co. leased apartments in 114 West 11th street, for French and French, a large special apartment to Arthur W. Milburn, President of the Borden Company; also in 570 Park avenue, to Frederick Lane; in 125 East Sixty-third street, to D. G. Dittmar; in 29 East Sixty-fourth street, northeast corner of Madison avenue, to C. Arthur Comstock, and in 151 East Eighty-third street, to Mrs. Gertrude Kepp.

L. W. Elbersson leased for Gertrude L. Bergoff, the five-story 20-foot residence, 16 West Fifty-fifth street, to Bernard Margulies for fifteen years at an aggregate rental of \$167,500.

Schindler and Liebler leased for M. N. Hogue, the dwelling, 635 West 142d street; also for the Delta Estate, the dwelling, 461 West 147th street, to the Alpha Chapter of the Delta Sigma Phi Fraternity.

NEW FLATS FOR THE BRONX.

The following building plans were filed yesterday in the Bronx.

ANDREWS AVE., n. e. cor. 126th st., 5 story apt. 126,224,247; Margolis Realty Corp., 105 Park ave. owner; Maurice Courland, architect, \$225,000.

GRAND AVE., n. e. cor. Clinton pl., 5 story apt. 106,288; Jas H. Miles Bred Co. owners; John C. Schindler, architect, \$180,000.

MORRIS AVE., n. e. cor. 179th st., 5 story apt. 106,288; Amorel Const. Co. (Geo. Roberts, 706 Courtlandt ave. pres.), owner; William Schindler, architect, \$175,000.

187TH ST., n. e. cor. Grand Concourse, 5 story apt. 106,288; Wolf Bred Co. (Louis Wolf, 1312 Clinton ave. pres.); Margolis & Glaser, architects, \$180,000.

TO IMPROVE HEIGHTS PLOT.

For the improvement with a six-story apartment house with store, the newly formed 171st Street and Broadway Corporation has purchased from the Maubian Realty Corporation the vacant plot, 243 and 245 Broadway, northeast corner of 171st street and Broadway. Albert Goldhammer, architect, is preparing the plans.

The sellers recently acquired the property from Gustavus L. Lawrence. Maurice R. Rich, architect, represented the buying interests.

VILLAGE PARCELS RESOLD.

Brown, Wheelock-Harris, Vought & Co. resold for Leonard Weil 31 and 33 Hanover street, two five-story stores and dwellings, 40 and 42.

They are two of a row of five houses at this point acquired by Mr. Weil last week through the same brokers from the Low estate. Negotiations are pending for the resale of the other three houses.

DEAL MAY BE CLOSED FOR HOTEL SAVOY

Negotiations for Sale or Lease of Hostelry.

It was rumored yesterday that negotiations for the sale or a long term lease of the Hotel Savoy at Fifth avenue and Fifty-ninth street are under way. John P. Rles, president of the Breteigne Company which holds title to the property said yesterday that negotiations for the disposal of the property were under way.

The Savoy is a twelve-story structure at the southeast corner of Fifty-ninth street. It fronts 125.5 feet on Fifth avenue and 150 feet on Fifty-ninth street. It has a twelve-story wing extending 207 feet southward to Fifty-eighth street, where it fronts twenty-five feet between the Riding Club and the Gerry heirs holdings. The hostelry was built in 1892 by the late Judge Henry P. Dugro.

MISCELLANEOUS LEASES.

Ray Taxicabs, Inc. leased a new operating station at 245 West Sixty-first street, a two-story building from C. T. Silver through the Cross and Brown Company. The same brokers closed the following leases: Space in 29 West Seventeenth street to the Volmal Specialty Company; in 109 Fifth avenue to the Vianney Wire Die Works; in 23-25 East Twenty-first street to Sachs, Hatties, Stern Company; store in 235 West Fifty-fifth street to Maurice Joseph & Phillips, and William J. Levine, for the sale of motor cars.

Schmidt and Donohue were associate brokers. The corner store at the northeast corner of Broadway and Sixth street, occupied by the Essex Motor Car Company, has been leased to Douglas C. Burrell, a used car dealer.

Spear & Co., leased space in 100 Fifth avenue to the American Civil Union, Inc., 112 Broadway.

French Food Products Company; William H. Stiglitz of the Shapfield Industries; Kohn and Bernstein, accountants; Brown and Gray, fur designers; Hike and King, advertisers; and Tape-O-Graph Sales Company; in 739 Broadway to William Janover, electric bulbs; Workers Health Bureau, Labor Union, and Peers Liquid Cement Company.

Brown, Wheelock-Harris Vought & Co., Inc., leased offices in the Bowers Savings Bank Building, 110 East Forty-second street, to Meta Package Corporation, John Hancock Mutual Life Insurance Company, C. de P. Field & Co., Inc., and Lyndon and Hanford, Inc.

Charles G. Keller rented store and basement in 133 West Nineteenth street to Strand Textile Shrinkage Company.

Arthur L. Shaw leased store and basement in 1233 St. Nicholas avenue, to Hyman Scherer.

Schindler and Liebler leased double store in 1435 West 104th street, to the Great Atlantic and Pacific Tea Company.

CONTRACTS AWARDED.

The contract for the erection of a new one-story bank building for the South Brooklyn Savings Institution was awarded, according to Brown's Letters, Inc. Construction Reports, to Rufus H. Brown. The structure will be at the southwest corner of Atlantic and Second streets, between the Flatbush and Coney Island bridges.

Planned the five-story tenement, 253 and 251 West 132d street, to E. Meckert.

Mary Costigan sold to John T. Michael and E. and Catherine M. Cassidy the two five-story tenements, 406 and 408 West Thirty-third street, to E. Meckert.

Gustavus L. Lawrence sold to Alfred J. Martha and Alma Borchardt the four-story dwelling, 146 West Seventy-third street, 253 and 251.

Hannah W. Lawrence sold to Maria Caruso and Francesco Vitarello the three-story dwelling, 437 East 123d street, 15 and 16.

John J. Jones sold to Hilda M. Fuchs the two five-story houses, 411 East Fifty-ninth street, 253 and 251.

IN THE DWELLING MARKET.

Edwin W. Orvis, the banker, has sold the four-story dwelling with two-story dining room extension, 58 West Fifty-ninth street, 20 and 21.

Orvis purchased this house direct from the builder, Francis Crawford, in 1888, and occupied it since that time. After alterations the purchaser will occupy.

Bracher & Huber were the brokers.

M. H. Galliard & Co. sold the three-story residence, 183 West Ninety-first street, to Mrs. Florence Miller of Trenton, N. J., who will occupy.

Schindler & Liebler sold for Helen Kohn the two-story house, 411 East Fifty-ninth street, 253 and 251.

Real Estate Management Company sold for the estate of John Foster two dwellings, 225 and 227 East Nineteenth street, 21 and 22.

Ernest T. Bower sold for Henry T. Fleck the three-story dwelling, 304 West 113th street, 18 and 19.

RESIDENTIAL RENTALS.

Culver & Co. leased an apartment in 151 East Eighty-third street, to Stephen London.

Douglas L. Elliman & Co. leased apartments in 114 West 11th street, for French and French, a large special apartment to Arthur W. Milburn, President of the Borden Company; also in 570 Park avenue, to Frederick Lane; in 125 East Sixty-third street, to D. G. Dittmar; in 29 East Sixty-fourth street, northeast corner of Madison avenue, to C. Arthur Comstock, and in 151 East Eighty-third street, to Mrs. Gertrude Kepp.

L. W. Elbersson leased for Gertrude L. Bergoff, the five-story 20-foot residence, 16 West Fifty-fifth street, to Bernard Margulies for fifteen years at an aggregate rental of \$167,500.

Schindler and Liebler leased for M. N. Hogue, the dwelling, 635 West 142d street; also for the Delta Estate, the dwelling, 461 West 147th street, to the Alpha Chapter of the Delta Sigma Phi Fraternity.

NEW FLATS FOR THE BRONX.

The following building plans were filed yesterday in the Bronx.

ANDREWS AVE., n. e. cor. 126th st., 5 story apt. 126,224,247; Margolis Realty Corp., 105 Park ave. owner; Maurice Courland, architect, \$225,000.

GRAND AVE., n. e. cor. Clinton pl., 5 story apt. 106,288; Jas H. Miles Bred Co. owners; John C. Schindler, architect, \$180,000.

MORRIS AVE., n. e. cor. 179th st., 5 story apt. 106,288; Amorel Const. Co. (Geo. Roberts, 706 Courtlandt ave. pres.), owner; William Schindler, architect, \$175,000.

187TH ST., n. e. cor. Grand Concourse, 5 story apt. 106,288; Wolf Bred Co. (Louis Wolf, 1312 Clinton ave. pres.); Margolis & Glaser, architects, \$180,000.

TO IMPROVE HEIGHTS PLOT.

For the improvement with a six-story apartment house with store, the newly formed 171st Street and Broadway Corporation has purchased from the Maubian Realty Corporation the vacant plot, 243 and 245 Broadway, northeast corner of 171st street and Broadway. Albert Goldhammer, architect, is preparing the plans.

The sellers recently acquired the property from Gustavus L. Lawrence. Maurice R. Rich, architect, represented the buying interests.

VILLAGE PARCELS RESOLD.

Brown, Wheelock-Harris, Vought & Co. resold for Leonard Weil 31 and 33 Hanover street, two five-story stores and dwellings, 40 and 42.

They are two of a row of five houses at this point acquired by Mr. Weil last week through the same brokers from the Low estate. Negotiations are pending for the resale of the other three houses.

EARLY ASTOR PARCEL IN PARTITION PROCEEDINGS

Tenement on Avenue A May Pass From Family Control.

The tenement at the southwest corner of Avenue A and Sixth street, said to be one of the first parcels of real estate acquired by the original John Jacob Astor, may pass from the ownership of his heirs as a result of a partition proceeding which have been instituted in the Supreme Court. The original Astor is said to have purchased the property in 1803, and it has been in the possession of the family since that time.

The proceedings, divulged through the filing of a lis pendens, are brought by Louis Zborowski against the Farmers Loan and Trust Company and others. Mr. Zborowski is said to be a great-grandson of the first John Jacob Astor. Some forty heirs hold an interest in the property, which it is understood complicates disposal of it at private contract, the method the family is using to sell of its holdings here. Morris & McVeigh are attorneys for the plaintiff in the action.

BROOKLYN TRANSACTIONS.

T. B. & H. W. Ackerson sold for Emil von Meckow, an investor, the four-story limestone apartment at 570 Fifth street, near Prospect Park West.

J. Lacov sold for William Schwartz the corner store at the northeast corner of Broadway and Sixth street, between Myrtle and Park avenues, three-story frame dwelling, 204 and 206, for \$12,000.

Bulkeley & Horton Company sold 115 North Oxford street, between Myrtle and Park avenues, three-story frame dwelling, 204 and 206, for \$12,000.

SUBURBAN TRADING.

Clarence M. Schuitz sold twenty-three acres on the Rockaway Valley road, Brookville, L. I., opposite the Piping Rock Club, and near the estates of Henry Batten and George T. Browne.

Hamilton Iselin and C. K. G. Billings, Hamilton Iselin and C. K. G. Billings, Inc., a large plot on Broadview, Brookville, New Rochelle, to Paul C. Brown, who will erect a residence on the site.

John F. Scott sold for the Burton estates two acres of land at southeast corner of Browers Point Branch and Shore Cut in Woodmere, L. I., to William S. Pettit, on which he will build a residence and garage.

Eugene V. Welsh sold for Samuel H. Gillespie a four-story brick building at 24 West 104th street, Morrisstown, N. J., to William H. Downing.

Nash & Kennedy sold for Cornelius Fish a hollow tile and stucco residence on Overhill road to Sargent S. Volck; for Frederick Peterson an English home with an acre of Circle road, Scarsdale, to Runyon Baldwin. The same brokers rented the property of Thomas H. Toomey on Britz road, Haristadale, to W. McCollum of Westchester, for the winter the furnished residence of Percy Waxman to Malcolm White.

WASHINGTON, Nov. 28.—These announcements were made today by the Interstate Commerce Commission:

The amount necessary to reimburse the Cincinnati, Indianapolis and Western Railroad for loss sustained in the six months after its return from Federal private control was fixed at \$662,081.

The Gulf and Ship Island Railroad in Louisiana was held to be entitled to \$425,960 on the same basis.

The St. Louis Southwestern railroad was authorized to acquire under fifty year lease the property of the Valley Railroad, a 10.5-mile line in Texas.

Permission was given to the Chicago, Alton and Southern railroad to acquire 145 miles of abandoned railroad for freight service in the coal railway division of the Chicago and Eastern Illinois system. The Southern company will pay \$250,000 for the line. The Southern company expects to use motorized equipment.

WASHINGTON, Nov. 28.—These announcements were made today by the Interstate Commerce Commission:

The amount necessary to reimburse the Cincinnati, Indianapolis and Western Railroad for loss sustained in the six months after its return from Federal private control was fixed at \$662,081.

The Gulf and Ship Island Railroad in Louisiana was held to be entitled to \$425,960 on the same basis.

The St. Louis Southwestern railroad was authorized to acquire under fifty year lease the property of the Valley Railroad, a 10.5-mile line in Texas.

Permission was given to the Chicago, Alton and Southern railroad to acquire 145 miles of abandoned railroad for freight service in the coal railway division of the Chicago and Eastern Illinois system. The Southern company will pay \$250,000 for the line. The Southern company expects to use motorized equipment.

WASHINGTON, Nov. 28.—These announcements were made today by the Interstate Commerce Commission:

The amount necessary to reimburse the Cincinnati, Indianapolis and Western Railroad for loss sustained in the six months after its return from Federal private control was fixed at \$662,081.

The Gulf and Ship Island Railroad in Louisiana was held to be entitled to \$425,960 on the same basis.

The St. Louis Southwestern railroad was authorized to acquire under fifty year lease the property of the Valley Railroad, a 10.5-mile line in Texas.

Permission was given to the Chicago, Alton and Southern railroad to acquire 145 miles of abandoned railroad for freight service in the coal railway division of the Chicago and Eastern Illinois system. The Southern company will pay \$250,000 for the line. The Southern company expects to use motorized equipment.

WASHINGTON, Nov. 28.—These announcements were made today by the Interstate Commerce Commission:

The amount necessary to reimburse the Cincinnati, Indianapolis and Western Railroad for loss sustained in the six months after its return from Federal private control was fixed at \$662,081.

The Gulf and Ship Island Railroad in Louisiana was held to be entitled to \$425,960 on the same basis.

The St. Louis Southwestern railroad was authorized to acquire under fifty year lease the property of the Valley Railroad, a 10.5-mile line in Texas.

Permission was given to the Chicago, Alton and Southern railroad to acquire 145 miles of abandoned railroad for freight service in the coal railway division of the Chicago and Eastern Illinois system. The Southern company will pay \$250,000 for the line. The Southern company expects to use motorized equipment.

WASHINGTON, Nov. 28.—These announcements were made today by the Interstate Commerce Commission:

The amount necessary to reimburse the Cincinnati, Indianapolis and Western Railroad for loss sustained in the six months after its return from Federal private control was fixed at \$662,081.

The Gulf and Ship Island Railroad in Louisiana was held to be entitled to \$425,960 on the same basis.

The St. Louis Southwestern railroad was authorized to acquire under fifty year lease the property of the Valley Railroad, a 10.5-mile line in Texas.

Permission was given to the Chicago, Alton and Southern railroad to acquire 145 miles of abandoned railroad for freight service in the coal railway division of the Chicago and Eastern Illinois system. The Southern company will pay \$250,000 for the line. The Southern company expects to use motorized equipment.

WASHINGTON, Nov. 28.—These announcements were made today by the Interstate Commerce Commission:

The amount necessary to reimburse the Cincinnati, Indianapolis and Western Railroad for loss sustained in the six months after its return from Federal private control was fixed at \$662,081.

The Gulf and Ship Island Railroad in Louisiana was held to be entitled to \$425,960 on the same basis.

The St. Louis Southwestern railroad was authorized to acquire under fifty year lease the property of the Valley Railroad, a 10.5-mile line in Texas.

Permission was given to the Chicago, Alton and Southern railroad to acquire 145 miles of abandoned railroad for freight service in the coal railway division of the Chicago and Eastern Illinois system. The Southern company will pay \$250,000 for the line. The Southern company expects to use motorized equipment.

WASHINGTON, Nov. 28.—These announcements were made today by the Interstate Commerce Commission:

The amount necessary to reimburse the Cincinnati, Indianapolis and Western Railroad for loss sustained in the six months after its return from Federal private control was fixed at \$662,081.

The Gulf and Ship Island Railroad in Louisiana was held to be entitled to \$425,960 on the same basis.

The St. Louis Southwestern railroad was authorized to acquire under fifty year lease the property of the Valley Railroad, a 10.5-mile line in Texas.

Permission was given to the Chicago, Alton and Southern railroad to acquire 145 miles of abandoned railroad for freight service in the coal railway division of the Chicago and Eastern Illinois system. The Southern company will pay \$250,000 for the line. The Southern company expects to use motorized equipment.

WASHINGTON, Nov. 28.—These announcements were made today by the Interstate Commerce Commission:

The amount necessary to reimburse the Cincinnati, Indianapolis and Western Railroad for loss sustained in the six months after its return from Federal private control was fixed at \$662,081.

The Gulf and Ship Island Railroad in Louisiana was held to be entitled to \$425,960 on the same basis.

The St. Louis Southwestern railroad was authorized to acquire under fifty year lease the property of the Valley Railroad, a 10.5-mile line in Texas.

Permission was given to the Chicago, Alton and Southern railroad to acquire 145 miles of abandoned railroad for freight service in the coal railway division of the Chicago and Eastern Illinois system. The Southern company will pay \$250,000 for the line. The Southern company expects to use motorized equipment.

WASHINGTON, Nov. 28.—These announcements were made today by the Interstate Commerce Commission:

The amount necessary to reimburse the Cincinnati, Indianapolis and Western Railroad for loss sustained in the six months after its return from Federal private control was fixed at \$662,081.

The Gulf and Ship Island Railroad in Louisiana was held to be entitled to \$425,960 on the same basis.

The St. Louis Southwestern railroad was authorized to acquire under fifty year lease the property of the Valley Railroad, a 10.5-mile line in Texas.

Permission was given to the Chicago, Alton and Southern railroad to acquire 145 miles of abandoned railroad for freight service in the coal railway division of the Chicago and Eastern Illinois system. The Southern company will pay \$250,000 for the line. The Southern company expects to use motorized equipment.

CALIFORNIANS ARGUE AGAINST CUTTING ROADS

Say Losses Would Be Heavy From Two Pacific Lines.

WASHINGTON, Nov. 28.—California views supporting pleas for continued association of the Southern Pacific and Central Pacific Railroads, notwithstanding a supreme court decision ordering their separation, were again presented today before the Interstate Commerce Commission at hearings on the question of the Supreme Court. The original Astor is said to have purchased the property in 1803, and it has been in the possession of the family since that time.

The proceedings, divulged through the filing of a lis pendens, are brought by Louis Zborowski against the Farmers Loan and Trust Company and others. Mr. Zborowski is said to be a great-grandson of the first John Jacob Astor. Some forty heirs hold an interest in the property, which it is understood complicates disposal of it at private contract, the method the family is using to sell of its holdings here. Morris & McVeigh are attorneys for the plaintiff in the action.

GENERAL AMERICAN TANK CAR OFFERING

10,000 Shares to Be Put Out to Yield 6.81.

C. D. Barney & Co. are offering at 102 1/2 cents per share, \$1.025, 10,000 shares of General American Tank Car Corporation 7 per cent. cumulative preferred stock. The issue is redeemable as a whole or in part, or for the sinking fund, at 110 and accrued dividends on any dividend date on thirty days' notice. The preferred stock outstanding, after giving effect to the present financing, will be \$5,371,700.

In the first six months of 1922 the company received orders for 10,530 freight cars for approximately \$21,000,000, compared with about \$14,900,000 for 1921.

The new financing is to furnish additional capital for the constantly growing business.

WILLS MOTOR CAR CO. IN HANDS OF RECEIVER

Concern Is Solvent and Action